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about 1.0 to 10.0 wt.% of a C<sub>14</sub>-C<sub>20</sub> fatty alcohol or mixtures thereof;  
about 1.0 to 5.0 wt.% of at least one first skin conditioning agent;  
about 5.0 to 15.0 wt.% propylene glycol;  
up to about 5 wt.% of an occlusive agent selected from the group consisting of mineral oil and white soft paraffin; and  
the balance in water.

2. (Amended) A topical lotion, comprising:  
about 0.005 to 1.0 wt.% fluticasone propionate;  
about 3.0 to 7.0 wt.% of a C<sub>14</sub>-C<sub>20</sub> fatty alcohol, or mixtures thereof;  
about 0.5 to 3.0 wt.% of at least one first skin conditioning agent;  
about 0.25 to 2.0 wt.% of at least one surfactant;  
about 7.0 to 12.0 wt.% propylene glycol;  
up to about 5 wt.% of an occlusive agent selected from the group consisting of mineral oil and white soft paraffin; and  
the balance in water.
3. (Amended) The lotion of Claim 1, further comprising up to about 5.0 wt.% dimethicone.
4. (Amended) The lotion of Claim 2, further comprising up to about 5.0 wt.% dimethicone.
5. (Amended) The lotion of Claim 1, wherein said pharmaceutically acceptable ester of fluticasone comprises fluticasone propionate.
6. (Amended) The lotion of Claim 1, comprising:  
about 0.05 wt.% fluticasone propionate;  
about 5.0 wt.% cetostearyl alcohol;  
about 1.0 wt.% isopropyl myristate;  
about 1.0 wt.% dimethicone;  
about 1.0 wt.% cetomacrogol;  
about 10.0 wt.% propylene glycol;

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less than about 0.30 wt.% imidurea;  
less than about 0.20 wt.% methyl paraben;  
less than about 0.10 wt.% propyl paraben;  
a preservative effective amount of imidurea, methyl paraben, and propyl paraben;  
a buffering effective amount of anhydrous citric acid and sodium citrate; and  
the balance in purified water.

7. (Amended) The lotion of Claim 1, comprising:  
about 0.05 wt.% fluticasone propionate;  
about 5.25 wt.% cetostearyl alcohol;  
about 2.0 wt.% isopropyl myristate;  
about 10.0 wt.% propylene glycol;  
about 0.20 wt.% imidurea;  
about 0.20 wt.% methyl paraben;  
about 0.10 wt.% propyl paraben; and  
the balance in purified water.

9. (Amended) The lotion of Claim 2, comprising:  
about 5.25 wt.% cetostearyl alcohol;  
about 2.0 wt.% isopropyl myristate;  
about 10.0 wt.% propylene glycol;  
about 0.20 wt.% imidurea;  
about 0.20 wt.% methyl paraben;  
about 0.10 wt.% propyl paraben; and  
the balance in purified water.

19. (Amended) The topical lotion of Claim 12, wherein said lotion has a 2-hour mean blanching score of at least about 2.1 and an average mean blanching of at least about 1.5.

21. (Amended) A method of treating a skin condition, comprising the steps of:  
providing a topical lotion, said topical lotion comprising about 0.005 to about 1.0 wt.% fluticasone, or a pharmaceutically acceptable salt or ester thereof; about 1.0 to about 10.0 wt.% of a C<sub>14</sub>-C<sub>20</sub> fatty alcohol or mixtures thereof; about 1.0 to about 5.0 wt.% of at